

Minutes of the Housing Authority of the County of Dodge

The Dodge County Housing Authority met Wednesday, November 26, 2014 in the board room of the Housing Authority office located at 491 E Center Street, Juneau, Wisconsin.

The meeting was called to order at 8:30 am by Glenn Stousland, Chairman.

Roll Call: Glenn Stousland, Chairman, Ken Neumann, Shirley Kitchen, Eugene Wurtz and Mary Reak.

Also Present: Donna Braun, Executive Director and Jamie Rhodes, Caseworker

Pledge of Allegiance

Verification of proper meeting posting

Motion was made by Ken Neumann and seconded by Mary Reak to approve the agenda. Motion carried.

Motion was made by Mary Reak and seconded by Ken Neumann to dispense the reading of the October 22, 2014 minutes and approve them as presented. Motion carried.

Public Forum: None

Communications: Correspondence was read from a tenant with concerns. Board will respond to the tenant with letter. A thank- you note and a letter to the board from another tenant were read. Oak Grove received a property of the year award at the WICARH Conference.

The Financial reports were reviewed. A motion was made by Shirley Kitchen and seconded by Ken Neumann to approve the financial reports as presented. Motion carried.

Bills for Dodge 1, 6, OGLLC, HA and HUD were presented. A Motion was made by Ken Neumann and seconded by Shirley Kitchen to approve the bills and pay as due. Motion carried.

Unfinished Business:

11. A Dodge 1, 6 and OGLLC Occupancy Report for period November 2014.

Theresa	12-11	Burnett	12-10	Iron Ridge	8-7	Waupun	48-46
Ashippun	12-12	Lowell	12-12	Juneau	15-15	Oak Gove	24-24
Reeseville	14-13	Hustisford	14-14	Beaver Dam	17-16		

Progress report on Housing Choice Voucher Section 8 Program for November: Vouchers – 142

Occupancy Report- Nonrenewal lease #1 for 11/30/2014. Will file in court 12/1/2014 if tenant does not vacate. Tenant has not paid rent for October or November. Nonrenewal lease #2 for 11/30/14. Family is working on removing items from her apartment for 11/30/14. A lot of tenant activity and transfer. Vacant smoking units need additional work to turn over. We are listing units on Clear Gains website for nonsmoking housing option. Checking on a Nicotine detector for tenants that do not comply with nonsmoking requirements.

Maintenance report- Bob is helping with specifications for MPR bids. Getting ready for winter. Turning on heat & putting out salt at each building. Bob installed 2<sup>nd</sup> hallway railing and will install new community room cabinets in Iron Ridge.

Tenant/Program participation report: Issued 5 day to a tenant for behavioral issues. First snow fall of the year is always interesting. No significant issues. Tenant newsletters went out. We will be featuring positive tenant stories in our winter newsletters.

HUD Program-Projected funds for next year will be less than 2014. FDL absorbed a port which helps balance the numbers. Need to reduce about 7 households.

Management report- RD approved OGLLC 2015 budget. Utility allowance change 1br+ \$26, 2br +\$7, 3br -\$31 effective 1/1/15. Processed tenant paperwork and met with tenants to sign paperwork on 11/25/2014. Federal Home Bank loan AHP funds grant should be finished soon. Donna attended program for veterans. About 100 attendees, great event. MPR- RD met with Donna. Reviewed items in CNA and agreed to proposed plan. Donna attended WHEDA and WI CARH conferences.

Old Business: None

New Business:

A Motion was made by Shirley Kitchen and seconded by Mary Reak to approve the updated 2015 HUD Voucher Program payment standards. Motion Carried.

A Motion was made by Eugene Wurtz and seconded by Ken Neumann to approve the PHA HUD 5 year plan. Motion Carried.

Three bids were considered for the Lowell Roof Replacement through the MPR Program. A Motion was made by Shirley Kitchen and seconded to Ken Neumann to approve the low bid to replace the Lowell roof. Motion Carried.

Two bids were considered for Common Area painting through the MPR Program. A motion was made by Shirley Kitchen and Eugene Wurtz to approve to splitting the work among both bids. Motion Carried.

Three bids were considered for Common Area flooring replacement through the MPR Program. A Motion was made by Shirley Kitchen and seconded to Ken Neumann to approve splitting the work among the two low bidders based on comparable products. Motion Carried.

A motion was made by Shirley Kitchen and seconded by Eugene Wurtz to convene in closed session for the purpose of considering employment, promotion, compensation, or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises public funds, or conducting other specified public business, whenever collective bargaining reasons require a closed session. This meeting is pursuant to Section 1985(1)© and

(e) of the Wisconsin Statutes. Immediately following the closed session the Committee will reconvene in open session to consider the following matters. Motion carried by unanimous vote.

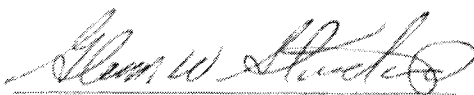
Roll Call: Glenn Stousland, Chairman, Ken Neumann, Shirley Kitchen, Eugene Wurtz and Mary Reak.

A motion was made by Mary Reak and seconded by Ken Neumann to reconvene in open session.

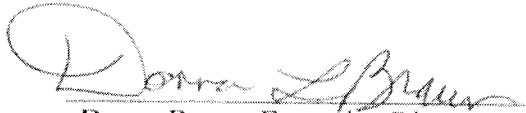
The next meeting of the Dodge County Housing Authority is scheduled for December 17, 2014 at 8:30 am.

A motion was made by Ken Neumann and seconded by Eugene Wurtz to adjourn.

Meeting adjourned at 10:11 a.m.



Glenn Stousland, Chairperson



Donna Braun, Executive Director